

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 22, 2020**

Meeting called to Order by Chairman Novellino at 7:35 p.m.

Reading of Adequate Notice by Mr. Barthelmes.

Attorney Vella Swore in Members

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present - Barthelmes, Lambros, Morelli, Mostyn, Novellino and Ferrara
Absent – Frost, Conoscenti and Mangano

ELECTION OF OFFICERS:

CHAIRMAN:

Election of Officers began with a nomination for Chairman. Mr. Morelli made a Motion to nominate Mr. Novellino to serve as Chairman. Mr. Ferrara offered a Second. Roll Call Vote: Morelli, Ferrara, Mostyn, Barthelmes and Lambros voted yes to the election of Mr. Novellino to serve as Chairman.

Congratulations to Mr. Novellino. Mr. Novellino thanked the Board

VICE-CHAIRMAN:

Election of the Office of Vice-Chairman. Chairman Novellino made a Motion to nominate Mr. Barthelmes to serve as Vice-Chairman. Mr. Ferrara offered a Second. Roll Call Vote: Novellino, Ferrara, Lambros Mostyn and Morelli voted yes to the election of Mr. Barthelmes to serve as Vice-Chairman.

Congratulations to Mr. Barthelmes. Mr. Barthelmes thanked the Board.

SECRETARY:

The Motion to appoint Pamela D'Andrea as the Board Secretary was made by Chairman Novellino with a Second offered by Vice-Chairman Barthelmes. Roll Call vote was taken: Novellino, Barthelmes, Ferrara, Lambros, Morelli and Mostyn voted yes to appoint Ms. D'Andrea.

Ms. D'Andrea thanked the Board.

The Township has a fair and opening bidding process for the appointment of Board professionals. No bids were received outside of those submitted by the present Board Professionals. Chairman Novellino personally reviewed all of the bids. He offered that the Board professionals do an outstanding job.

ELECTION OF BOARD PROFESSIONALS:

ATTORNEY:

A Motion to appoint Gregory W. Vella, Esq. of the firm of Collins, Vella & Casello, L.L.C. as Board Attorney was made by Chairman Novellino with a Second offered by Mr. Lambros. Roll Call Vote: Novellino, Lambros, Barthelmes, Mostyn, Morelli and Ferrara voted yes to appoint Gregory W. Vella, Esq.

Attorney Vella thanked the Board.

ENGINEER:

The Motion to appoint Leon S. Avakian, Inc. as the Board Engineering firm with Matt Shafai, P.E. as the Principal Engineer was made by Chairman Novellino with a Second offered by Mr. Morelli Roll Call Vote: Novellino, Morelli, Mostyn, Barthelmes, Lambros and Ferrara voted yes to appoint Mr. Shafai.

PLANNER:

The Motion to appoint the firm of Heyer Gruel and Associates with McKinley Mertz, P.P. and Fred Heyer, P.P. as principal Board Planners was made by Chairman Novellino and Mr. Mostyn offered a Second. Roll Call Vote: Novellino, Mostyn, Morelli, Barthelmes, Lambros and Ferrara voted yes to appoint McKinley Mertz, P.P. and Fred Heyer, P.P.

COURT REPORTER:

The Motion to appoint AB Court Reporting, LLC. with Angela Buonantuono as the Board Court Reporter was made by Chairman Novellino and a Second offered by Vice-Chairman Barthelmes. Roll Call Vote: Novellino, Barthelmes, Lambros, Morelli, Mostyn and Ferrara voted yes to appoint Ms. Buonantuono.

Ms. Buonantuono thanks the Board.

DESIGNATION OF THE OFFICIAL NEWSPAPER:

The Motion to designate The Asbury Park Press and the Times of Trenton as the official Board newspapers was made by Chairman Novellino with a Second offered by Vice-Chairman Barthelmes. Roll Call Vote: Novellino, Barthelmes, Lambros, Morelli, Mostyn and Ferrara voted yes to designate the Asbury Park Press and The Times of Trenton as the official newspapers.

REGULAR MONTHLY MEETING SCHEDULE:

The Motion to adopt a regular monthly meeting schedule for 2020 and the first meeting date of 2021 with the meetings to begin at 7:30 p.m. in the Municipal Building located at 215 Millstone Road, Millstone Township, New Jersey, was made by Chairman Novellino and a Second offered by Vice-Chairman Barthelmes. Roll Call Vote: Novellino, Barthelmes, Conoscenti, Morelli, Mostyn and Ferrara voted yes to as follows:

Chairman Novellino read the dates into the record.

January 22, 2020
February 26, 2020
March 25, 2020
April 22, 2020

July 22, 2020
August 26, 2020
September 23, 2020
October 28, 2020

May 27, 2020
June 24, 2020

November 25, 2020
December 30, 2020
January 27, 2021

APPROVAL OF MEETING MINUTES: December 12, 2020

The eligible members having reviewed the Minutes, Chairman Novellino made a Motion to approve the minutes and Mr. Mostyn offered a Second. Roll Call Vote: Novellino and Mostyn voted yes approve the meeting minutes.

NEW BUSINESS: 2019 ANNUAL REPORT

The Board had received and reviewed the contents of the draft report. Vice-Chairman Barthelmes asked about hardships for corner lots, which have two front yards by definition, when trying to install a pool or fence. Attorney Vella advised that all towns are pretty consistent with their dealing with corner lot parcels. He explained sight triangle issues with traffic and problems that can occur. Engineer Shafai stated that an applicant has to prove that they cannot place a pool in another area on the lot in order to be granted the variance to place it in that front yard setback. It is best to handle on a case by case basis.

Chairman Novellino asked if the Board wanted to adopt the Annual Report at this time. Mr. Lambros made a Motion to adopt the 2019 Annual Report and Mr. Morelli offered a Second. Roll Call Vote: Lambros, Morelli, Ferrara. Barthelmes, Mostyn and Novellino voted yes to adopt the Annual Report.

The Board discussed the allowable array size as a permitted use 900 s.f. . Mr. Ferrara offered that the solar industry over last twenty years has improved technology to capture more electricity with smaller cells. He offered that there is no need to increase the ground mounted square footage, the Board agreeing.

Seeing no new or old business, Mr. Morelli made a Motion to adjourn and Mr. Barthelmes offered a Second and by unanimous vote the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Pamela D'Andrea